



CITY OF JOHNS CREEK BOARD OF ZONING APPEALS

AGENDA

Tuesday, January 18, 2011 at 7:00 P.M.

As set forth in the Americans with Disabilities Act of 1992, the City of Johns Creek does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For information, please call 678.512.3200.

- A. Call to Order
- B. Election of Chair and Vice Chair
- C. Approval of Minutes
- D. New Business – Variance Case(s)

- 1) **CASE NUMBER: V-11-001**
Petitioner(s): Design-Construction by Craftmaster, Inc.
Present Zoning: CUP Conditional (Community Unit Plan District)
Property Location: 3000 Block of Haynes Trail
Variance Request: Allow an encroachment of 20 feet into the 35' setback along Haynes Bridge Road for future development of a residential dwelling.
- 2) **CASE NUMBER: V-11-002 (*Administratively Withdrawn*)**
Petitioner(s): Don Overton
Present Zoning: CUP Conditional (Community Unit Plan District)
Property Location: 300 Block of Briton Park Court
Variance Request: Allow an additional encroachment of 14' into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a deck in the rear yard.
- 3) **CASE NUMBER: V-11-003**
Petitioner(s): Charles Kavoosifar
Present Zoning: R-2 Conditional (Single Family Dwelling District)
Property Location: 10500 Block of Montclair Way
Variance Request: Allow light poles to encroach 35 feet into the 50' light pole setback required for outdoor recreational facilities.



- 4) **CASE NUMBER:** V-11-004
Petitioner(s): Dwayne Johnson
Present Zoning: CUP Conditional (Community Unit Plan District)
Property Location: 1800 Ballybunion Drive
Variance Request: Allow a 40' encroachment into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a terrace, stream/waterfall feature, and to replace existing concrete walkway with stone path.
- 5) **CASE NUMBER:** V-11-005
Petitioner(s): Haji Pourreza
Present Zoning: C-1 Conditional (Community Business District)
Property Location: 10900 Block of State Bridge Road
Variance Request: Eliminate 10-foot wide internal landscape strip.
- 6) **CASE NUMBER:** V-11-006
Petitioner(s): Steve & Laura Walton
Present Zoning: R-4A Conditional (Single Family Dwelling District)
Property Location: 700 Block of Woodscape Trail
Variance Request: Allow a 6-foot encroachment into the 10' setback required from side property lines to construct a pool deck.

E. Adjournment